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South El Monte
General Plan 2000

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Housing Element
1984 Amendment

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SOUTH EL MONTE GENERAL PLAN 2000

HOUSING ELEMENT UPDATE

Background

The South El Monte General Plan Housing Element was adopted by the City Council in July 1981. The element was prepared in accordance with the 1980 Statutes (Article 10.6) to the California Government Code regarding housing elements. Subsequent to Council adoption, and prior to October 1981, the element was approved and certified by the State Department of Housing and Community Development. This 1984 update, required by the State Statute, is intended as an amendment and supplement to the 1981 element and both texts are to be used when referring to the City's "Housing Element."

Summary

The 1984 Housing Element Update follows the organization and approach of the 1981 element. The update is for the planning period 1984 - 1989. Since the adopted element contains a 5 year plan, review and evaluation was based on the adequacy of the plan to be extended three years through 1989.

The housing needs assessment has been found to be adequate after a comparison of the data base used in the 1981 element and the now available 1980 U.S. Census results. Progress in housing element implementation has been found to be satisfactory in the targeted issue areas, except for the area of renters' assistance to meet affordability need. Several amendments are suggested to the housing program to continue providing direction in meeting identified housing need.

HOUSING NEEDS, DATA AND ASSESSMENT REVIEW

The population and housing characteristics and projections used in the 1981 element were based on a 1980 Special Census of the City conducted by the California Department of Finance. Since that time, U.S. Census figures from 1980 have become available. Tables 7 and 8 compare the results of the two census.



THE UNIVERSITY OF CHICAGO

DEPARTMENT OF CHEMISTRY

1955

TO THE HONORABLE CHAIRMAN OF THE BOARD OF TRUSTEES
OF THE UNIVERSITY OF CHICAGO
FROM THE DEPARTMENT OF CHEMISTRY
SUBJECT: REPORT ON THE PROGRESS OF THE RESEARCH
DURING THE YEAR 1955

1

1955

The following is a summary of the work done in the Department of Chemistry during the year 1955. The work was carried out under the direction of the Department Chairman, Professor [Name], and the assistance of the following staff:

Professor [Name]
Associate Professor [Name]
Assistant Professor [Name]
Research Assistant [Name]
Research Assistant [Name]
Research Assistant [Name]
Research Assistant [Name]
Research Assistant [Name]
Research Assistant [Name]
Research Assistant [Name]

The work was carried out in the following areas:

- 1. [Area 1]
- 2. [Area 2]
- 3. [Area 3]
- 4. [Area 4]
- 5. [Area 5]
- 6. [Area 6]
- 7. [Area 7]
- 8. [Area 8]
- 9. [Area 9]
- 10. [Area 10]

TABLE 7
POPULATION CHARACTERISTICS

	1980 Special Census	1980 U.S. Census	
Total Pop	15,950	16,623	+ 4.2%
Hispanic Pop	11,695	12,927	+ 10%
% of Total	73.3%	77.7%	+ 4.4%

The results of the U.S. Census confirm the findings of the 1980 Special Census and the trends identified in the 1981 element (p.I-5). The 4.2% difference in overall population suggests a proportionately higher housing need in the City when compared with the U.S. Census housing characteristics. The 10% increase in hispanic population may be attributed, in part, to a difference in definition between the census.

The age distribution of the population remains constant; over 42% of the population is under 20 years of age and 8% is age 60 or older. The number of persons per household was counted as 3.7 as it was in the Special Census.

TABLE 8
HOUSING CHARACTERISTICS

	1980 Special Census	1980 U.S. Census	
Single d.u.	3,207	3,152	
Multi 2-4 d.u.	588	129	
Multi 5+ d.u.	155	662	
Mobile homes	541	490	
TOTAL	4,491	4,533	+ .009%
Vacancy rate	3.36%	3.02%	
No. of households	4,340	4,400	
Persons/households	3.7	3.7	

Page 1 of 1

1. The first part of the document discusses the importance of maintaining accurate records of all transactions.

2. It is essential to ensure that all data is entered correctly and that the system is regularly updated.

3. The second part of the document outlines the procedures for handling customer inquiries and complaints.

4. It is important to maintain a high level of customer service and to respond promptly to all requests.

5. The third part of the document describes the various methods used to collect and analyze data.

6. It is necessary to use a variety of techniques to ensure that the data is representative and reliable.

7. The fourth part of the document discusses the importance of data security and the measures taken to protect it.

8. It is essential to implement strong security protocols and to regularly monitor the system for any potential threats.

9. The fifth part of the document outlines the various ways in which the data can be used to improve the business.

10. It is important to use the data to identify trends and to make informed decisions about the future of the business.

Overall, the differences between the housing counts of existing units in the two census is statistically insignificant. There appears to be an error in the U.S. Census in the proportionment of multi-family units to type of structure. The character of the community is such that the majority of existing multi-family units are provided in duplexes, triplexes, and fourplexes and not in structures containing over five (5) units.

The vacancy rate differential between the census and the household count supports the increase in population noted above. These characteristics are reflected in housing needs due to overcrowding. Thus, the estimate of 1,085 overcrowded households is adjusted by 4% to 1,128.

One way the City has attempted to alleviate overcrowding is to allow the conversion of garages into living quarters in those instances where applicable building and safety codes could be met. This action recognizes the extent of the problem and the community's self attempt to resolve it. Concurrently with this action was a relaxation of the previous covered parking requirement for residential construction.

The housing needs assessment by type of need, beginning on Page III-4, with the exception of overcrowding noted above, has been reviewed and found to be an adequate base on which to identify and plan for housing through the planning period 1984 - 1989. The City's regional housing need allocation continues to be a "negative fair share" status as discussed on Page III-5 and is expected to continue over the next five (5) year period.

No new building fees or land use constraints have been added to the development process since 1981. Those sections of the City's Five Year Capital Improvement Program directly related to housing provision are proceeding on schedule.

The comparison of Special Census and U.S. Census results substantiates the data base used in the 1981 element and the projections developed in the plan. The following section details the progress the City has made to date in meeting the housing needs of the community as identified in the 1981 element. Progress will be discussed in the three primary issue areas for which quantified objectives were adopted: preservation, improvement, and development of housing.

Progress in Housing Program Implementation

Objective I (p.III-18) is to rehabilitate 150 housing units over a five (5) year planning period; an average of 30 per year.

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To date, 68 units have been assisted in housing rehabilitation and improvement through a series of programs and actions taken by the City over the past three (3) years. These include:

- Neighborhood areas have been targeted for priority rehabilitation efforts; in part, because portions of census tracts 4338, 4339, and 4340 no longer meet federal income level criteria.
- The CDBG low interest loan program is assisting an average of 14 units per year and is expected to increase (assuming continuation of funding) as previous loans are paid back into the program with interest and the overall budget is being increased in \$10,000. increments. (42 units 1981-1984)
- An application to State Housing and Community Development to participate in the Deferred Payment Rehabilitation Loan Program was granted with the result of seven (7) housing units participating.
- The City administers an emergency rehabilitation program, begun in July 1983, which provides grants of up to \$1,000. to qualifying seniors and handicapped persons. Nineteen (19) grants per year are anticipated to be made over the next three (3) years. (19 units 1983-1984)
- The City employs a full-time housing rehabilitation specialist/coordinator who aggressively pursues available funding on all levels for housing assistance on behalf of the City and who acts as a liaison between the community and "City Hall."

The 1984 element recommends the objective of rehabilitating 150 units over a five (5) year period, an average of 30 per year, be continued as planned for 1985 and 1986 and adopted for the remainder of the planning period 1984-1989.

Objective II (p.III-21) is to construct or make available 150 new units over a five (5) year planning period; an average of 30 per year.

Building permit data from July 1981 to date, indicates permits have been issued for 88 new units and 50 demolitions, yielding a net gain of 38 units for the period. Of particular note is a multi-family project of 52 new units on recently improved Edwards Street.

As shown by the updated building permit data, the net increase of units in the City has been 38 units. Demolitions continue as discussed on Pages III-8 and III-9. It is encouraging to note a net gain of units when data for the period 1970-1980 (p.I-9) showed a net loss of 89 units in the ten (10) year period. The demolition activity, when reviewed in the context of general plan policies to provide safe housing and to encourage land uses to conform to long term use designations, is consistent with the City's long term planning efforts.

Results from several of the housing program strategies, discussed on Pages III-21 through III-24, cannot be documented because of the short time since their adoption and this update. Action has been taken and is scheduled to be taken as discussed. Progress to date includes:

- A Conditional Use Permit is now required for all multi-family developments.
- Open space requirements for multi-family development have been changed to require 300 square feet of public open space and 150 square feet of private open space per unit. Private open space is required for apartment complexes with five (5) or more units.
- Single-family homes, both site-built and pre-manufactured, must be a minimum of 800 square feet with no metal siding, have a 3 foot rise for every 12' of roof pitch and eaves are required.
- A zone change and infrastructure improvements for land on Edwards, east of Strozier, and north of Klingerman Avenue have resulted in a multi-family development of 52 new units.
- Discussions have been held with potential developers of the "Wright" property. Although a tentative proposal for 130 assisted units did not develop, it was the cost of the land that became the determining factor. The City will continue to consider increased density on the site and review proposals in good faith while maintaining housing goals, objectives, and policies.

The 1984 element recommends the objective of 30 new units per year be maintained in light of the availability and capacity of residentially designated land and the potential for new land coming available as the City pursues its annexation goals and implements the land use recommendations of the General Plan 2000.

Objective III (p.III-24) is to provide rental assistance to 135 households; an average of 27 per year.

The City continues to participate with the Baldwin Park Housing Authority to meet this objective. Referrals to the Authority are made on a regular basis. The change in federal policy and the limited availability of funds to provide assistance to meet the needs of the area have resulted in the poor showing of attempting to meet this objective.

Other potential constraints to better progress in this area may be a result of district level policies in the distribution and administration of Section 8 monies through the Baldwin Park Housing Authority. The City joined the Baldwin Park Authority in 1979 after concluding the Los Angeles Housing Authority was not providing adequate services. However, Baldwin Park Authority's district policies of pooling Section 8 "slots" for all communities under the Authority and its criteria for recipient use of Section 8 vouchers appear to be contrary to South El Monte's adopted goals and objectives for providing affordable housing in the community.

While the objective in this area may be overly ambitious, the number of households needing assistance is constant. The objective and progress to date underscore the housing need in this area. The 1984 element recommends the City recognize this lack of progress and seek to work closely with the Housing Authority in finding ways to meet the rental assistance needs of the community. A recommended amendment to the housing program, below, defines action the City may take to better direct its efforts in this area.

One action the City has taken to meet this need is the adoption of a "granny flats" provision in the local code which allows in the Single-Family Zone District the addition of one dwelling not to exceed 640 square feet of floor area limited to occupancy by not more than two (2) persons 60 years of age or over.

Although the number of units which may have been assisted by this action cannot be quantified, it is expected to help meet this need in the planning period.

1984 Amendments to Housing Program

The goals and policies of the 1981 element have provided a firm direction for the City Council, Planning Commission staff, and the community in meeting the existing and projected housing needs of the City. The 1984 element amendment incorporates these goals and policies with few exceptions. While potential actions have been modified as conditions change (for example, the redirection of the CDBG Handyman Program into the Emergency Repair Fund), and more emphasis will be placed on meeting rental assistance

needs, the housing program has been found to be adequate to continue to provide the direction needed in meeting adopted goals. The following amendments are recommended to the adopted housing program:

ACTION: Amend the General Plan map to more accurately reflect the existing residential land uses that are north of Garvey Avenue.

DISCUSSION: This action will resolve an inconsistency between the map and adopted City policy (Policy I p.IV-7). In addition, it will ensure that no more land than is necessary, because of planned and anticipated land use patterns, will remove potential sites for housing from the City.

ACTION: Develop an information kit for new City residents when annexations take place that includes up-to-date, easy-to-read housing information. When pre-zoning any area, complete an assessment of its eligibility for current programs and review the characteristics of the area for potential eligibility in new programs.

DISCUSSION: Policies 2 and 12 call for continued participation in expansion of assisted housing programs and housing rehabilitation programs. This action will implement these policies and help foster community identity for new City residents.

ACTION: Start dialogue with Baldwin Park Housing Authority to achieve objectives in rental assistance area of housing need. This dialogue should:

- request an accounting of the use of City "slots" in the Section 8 program on a regular basis.
- call for a change in district policies that do not allow Section 8 recipients to use vouchers on property owned or occupied by relatives.
- establish a more active role for City staff to participate in the administration of the Housing Authority and in the setting of policy; a minimum to be as a member of an active, advisory committee to Authority decision makers.

DISCUSSION: Policy 4 (p.III-19) calls for an expansion of the Housing Authority's role in housing provisions.

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This policy may need to be reconsidered if potential constraints perceived to be a result of district level administration are not removed. For example, the City has taken positive steps towards encouraging, where feasible, "granny flats." However, a property owner who might want to establish such a unit on his property to assist a relative may not want to do it for someone not a relative. If the relative wishes to use Section 8 assistance, he could not do so in the "granny flat" situation.

Although there are several avenues to pursue in this area of meeting housing need, it should be recognized that a long-term option available to the City would be to investigate the feasibility of establishing and administering its own housing authority.

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